
Minutes
Workshop Meeting
June 11, 2013

Present: Mayor Kenneth Neilson, Councilmen Bill Hudson, Thad Seegmiller, Kress Staheli, Ron Truman, Jeff Turek, City Attorney Jeff Starkey, City Manager Roger Carter, Police Chief Jim Keith, Deputy Recorder Tara Pentz, Administrative Services Manager Kimberly Ruesch, Leisure Services Director Barry Blake, Maintenance Director Mark Henning, Aquatics Director Ben Ray, Power Director Kelly Carlson, Audience: Marc Cram, Jean Arbuckle, Jim Salmon, Rod Ohlwiler, Joseph Iwanski, Rick Hansen

Meeting commenced at 6:00 P.M.

1. Approval of the Agenda.

Mayor Nielson asked for Item 5 to be moved prior to Item 2.

Councilman Hudson made a motion to approve the agenda with the recommendation to move Item 5 to be heard prior to Item 2. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

2. Review of the Board Audit Report for May.

Council reviewed the board audit report with Administrative Services Manager Kimberly Ruesch.

3. Discussion and review of a proposed Electrical Capital Facilities Plan. Kelly Carlson, Power Department Director

Rick Hansen reviewed the Electrical Capital Facilities Plan powerpoint presentation with Council.

Councilman Staheli asked for an overview of impact fee eligibility for projects.

Power Director Kelly Carlson reviewed the projects, which could have partial impact fee eligibility.

Councilman Staheli asked how the Green Spring Substation would be funded.

Mr. Carlson stated they would use impact fees, but they would most likely have to use some of the reserves to build the station.

Councilman Seegmiller asked what would be the next step to determine the new impact fee with the proposed Capital Facilities Plan.

Mr. Carlson stated projecting the new impact fee would be the next step upon approval of the proposed Facilities Plan. This item will come back to Council in a future meeting as a Public Hearing.

4. Discussion concerning tax increment and land usage. Roger Carter, City Manager

City Manager Roger Carter reviewed the tax increment. The Council has shown interest in the Milepost 13 area with regard to redevelopment. He has visited with SILTA as well as the relator for the property with respect to the tax increment. They feel if development were to begin to take place the property value and business interests would raise dramatically. He reviewed other areas involved in different types of tax increment. He and the Mayor will continue to work toward development at the Milepost 13 area. With respect to land usage, he provided Council with some numbers on the Main Street and Buena Vista land. He has had two different inquiries on the property owned by Washington City. The Walter Group was interested in placing a Charter School, which would not provide Washington City with sales or property tax. The second proposal was from Travis Perry for multiple family and storage units. In the past, RC Willey purchased this land, but as per the agreement, if they decided not to build, the property had to be sold back to the City for the original purchase price. He has run a sales tax analysis on this land, and the highest volume of sales tax would be for food establishments. There would be increased value to this land, if Council is not in a rush to sell the property.

Councilman Hudson commented if the land is sold at this time, we would be doing our residents a disservice. He has had commercial realtors give them a very low estimate on the sell of the land. He would not be willing to sell the land at the current rate.

Councilman Turek stated we have a responsibility to give our citizens on a return for the investment, which should be taken into consideration.

Councilman Truman asked what type of revenue does an amusement park generate.

Councilman Turek stated we have had water parks look at this property in the past, but for whatever reason there has not been a follow through.

City Manager Carter stated the last inquiry on the property was from a person interested in a Fiesta Fun type of facility.

Council discussed different types of uses for the land.

5. Discussion and review of Planning Commission applications. Danice Bulloch, City Recorder

Jim Salmon introduced himself to the Council as an applicant for the Planning Commission.

Councilman Hudson asked if Mr. Salmon lived in an area with a Homeowners Association.

Mr. Salmon stated he does, and he previously participated as his Homeowners President.

Jean Arbuckle stated she has lived in Washington City since 1995. She has missed working with Washington City these past few years.

Councilman Hudson asked if she lives in an Homeowners Association.

Ms. Arbuckle stated she does live in a limited HOA.

Rod Ohlwiler stated he has lived in Washington since 2008. He would like to know what the Council is looking for in a Planning Commissioner.

Mayor Neilson stated they are looking for individuals who may have knowledge in plans and planning.

Mr. Ohlwiler reviewed his background with Council.

Councilman Truman stated he appreciates anyone who has a willingness to serve.

Joseph Iwanski thanked Council for being considered for a position on the Planning Commission. He reviewed his background with Council.

Councilman Hudson asked if Mr. Iwanski lives in a HOA.

Mr. Iwanski stated he does live in an HOA. However, he has not participated in his current Home Owners Association.

Council thanked all of those individuals who have attended the meeting and introduced themselves.

**6. Presentation of report on the Washington City Technical Energy Audit Summary.
Mark Cram, Siemens Industry, Inc.**

Mark Cram stated he does not have any additional items to review as he previously presented his audit.

Councilman Staheli stated he was comfortable with the items for the Community Center, City Hall and the Treatment Plan. However, he is still unsure about the street lighting, and is not in favor of the solar panels at the Community Center.

Councilman Turek stated in all reality we are going to save money long term.

Councilman Seegmiller stated he is not sure if it is the right time at all to do anything.

Mr. Cram stated the money is going to be spent regardless because the excess will be spent in the cost and not realizing the savings.

7. Closed Session

- a. The character or professional competence of an individual;**
- b. To discuss pending or potential litigation; and/or**
- c. Discuss purchase, exchange or lease of property.**

Councilman Staheli made a motion to move into Closed Session to discuss the character or professional competence of an individual and pending or potential litigation. Councilman Turek seconded the motion; which passed with the following roll call vote:

Councilman Hudson	Aye
Councilman Seegmiller	Aye
Councilman Staheli	Aye
Councilman Truman	Aye
Councilman Turek	Aye

Council moved into Closed Session at 7:48 P.M.

Council left the Closed Session and returned to adjourn the Regular Meeting at 8:28 P.M.

8. Adjournment

Meeting adjourned at 8:28 P.M.

Passed and approved this 26th day of June 2013.


Washington City

Attest by:



Danice B. Bulloch, CMC
City Recorder




Kenneth F. Neilson, Mayor